Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	142 Elder Street, Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$975,000

Median sale price

Median price	$1,005,477	Property Type	House	Suburb	Greensborough
Period - From	13/06/2025	to	12/12/2025	Source	price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 McKenzie Court Greensborough Vic 3088	$1,032,000	17/06/2025
11 Kanowindra Crescent Greensborough Vic 3088	$1,022,500	23/08/2025
291 Yallambie Road Yallambie Vic 3085	$950,000	16/09/2025

This Statement of Information was prepared on: 13/12/2025